



2/4 Graves Street, North Mackay

Modernised Unit with Investment Return!

Positioned in a quiet complex of just six, this well-presented unit at 2/4 Graves Street offers an outstanding opportunity for both investors and future owner-occupiers. With tasteful updates throughout and a secure tenancy in place, this property delivers immediate income with long-term upside.

Step inside to discover a refreshed interior featuring a modern kitchen and a renovated bathroom, setting this unit apart from others on the market. The functional layout provides comfortable living with low-maintenance appeal.

From the outside, it is not often you come across opportunities where there is a fenced back yard to enjoy.

Currently tenanted until July 2027 at \$520 per week, this is a ready-made investment with reliable returns from day one.

Property Features:

Modernised kitchen with updated finishes and functionality
Renovated bathroom with contemporary styling

2 1 1

FOR SALE
Offers From \$399,000

VIEW
By Appointment

AGENTS
Tara Smyth
0419 725 655
tara.smyth@ljhooker.com.au

AGENCY
LJ Hooker Mackay Group
(07) 4962 3535

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Two well-sized bedrooms
Open-plan living and dining area
• maintenance unit in a small complex of six
One undercover car accommodation

Investment Highlights:

Tenancy secured until July 2027
Rental return of \$520 per week

Outgoings:

Council Rates: Approximately \$3,650.00 per annum
Body Corporate Rates: Approximately \$1,069.63 per quarter

Strong demand location close to Mackay CBD, schools, and amenities

Whether you're looking to expand your portfolio or secure a future home in a convenient location, this property presents a compelling opportunity.

MORE DETAILS

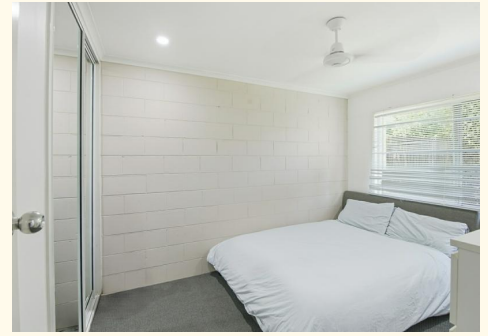
Property ID	FDGHUG
Property Type	Unit
Land Area	206 m ²
Including	Air Conditioning
	Close to Transport

Tara Smyth 0419 725 655

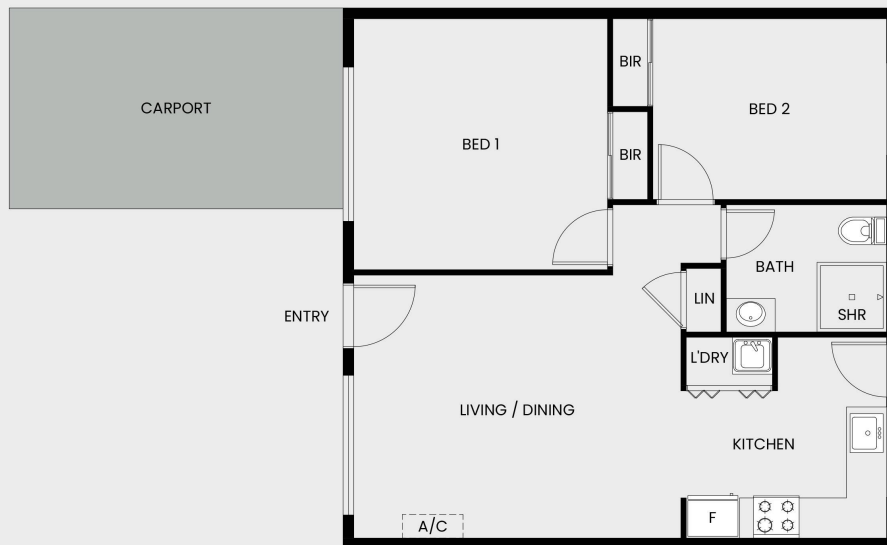
General Manager | tara.smyth@ljhooker.com.au

LJ Hooker Mackay Group (07) 4962 3535

2/55 River Street, MACKAY QLD 4740
mackaygroup@ljhooker.com.au | mackaygroup@ljhooker.com.au



2/4 Graves Street North Mackay



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

